

170.A

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

442,500 / 442,500

442,500 / 442,500

442,500 / 442,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13		PAUL REVERE RD, ARLINGTON

**OWNERSHIP**

Owner 1:	PENTLAND MAUREEN D	Unit #:	13
Owner 2:			
Owner 3:			

Street 1: 2805 E OAKLAND PARK BLVD

Street 2: UNIT 450

Twn/City: FT LAUDERDALE

St/Prov: FL Cntry: Own Occ: N

Postal: 33305 Type:

**PREVIOUS OWNER**

Owner 1:	PENTLAND GRAEME & MAUREEN D -
Owner 2:	-

Street 1: 2805 E OAKLAND PARK BLVD UNIT 450

Twn/City: FORT LAUDERDALE

St/Prov: FL Cntry:

Postal: 33306

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1919, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7652										G6	1.					

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,500			442,500		
Total Card	0.000	442,500			442,500	Entered Lot Size	
Total Parcel	0.000	442,500			442,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	369.98	/Parcel: 369.9	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Parcel ID 170.A-0004-0013.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	436,000	0	.	.	436,000	436,000 Year End Roll
2019	102	FV	433,600	0	.	.	433,600	433,600 Year End Roll
2018	102	FV	384,000	0	.	.	384,000	384,000 Year End Roll
2017	102	FV	350,500	0	.	.	350,500	350,500 Year End Roll
2016	102	FV	344,200	0	.	.	344,200	344,200 Year End
2015	102	FV	318,300	0	.	.	318,300	318,300 Year End Roll
2014	102	FV	303,900	0	.	.	303,900	303,900 Year End Roll
2013	102	FV	279,200	0	.	.	279,200	279,200

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENTLAND GRAEME		60647-215		12/4/2012	Convenience		1	No	No	
DUNN JOHN J & C		55574-332		10/12/2010		300,000	No	No	No	
DUNN JOHN J & C		43586-225		8/25/2004	Family		No	No	MASTER DEED	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2012	691	Manual	4,600					INSULATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
7/17/2013	Info Fm Plan	BR	B Rossignol
12/16/2008	Entry Denied	345	PATRIOT
12/16/2008	Measured	345	PATRIOT
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:	%			OthrFix:	Rating:																	
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																	
Color: YELLOW				A Kits:	Rating:																	
View / Desir:				Frpl: 1	Rating: Average																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade: C - Average				<b>CONDOS INFORMATION</b>																		
Year Blt: 1919	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G6	Fact: .			Floor: 1 - 1st Floor																		
Const Mod:				% Own: 48.299999237																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	2												
Sec Int Wall:	%			Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors:	%			Total:	10.8 %																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>				<b>SUB AREA</b>						
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					<b>SUB AREA DETAIL</b>					
Bsmnt Gar:				Size Adj.: 1.35000002													Code	Description	Area - SQ	Rate - AV	Undepr Value	
Electric: 3 - Typical				Const Adj.: 0.99980003													Sub Area	% Usbl	Descrip	% Type	# Ten	
Insulation: 2 - Typical				Adj \$ / SQ: 398.170																		
Int vs Ext: S				Other Features: 75000																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 0.89999998																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 496091																		
% Com Wall	% Sprinkled:			Depreciation: 53578																		
				Deprecated Total: 442513																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						<b>IMAGE</b>				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 170.A-0004-0013.0												<b>AssessPro Patriot Properties, Inc</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:							Total:						